114.0	0006	0002.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	630,700	/	630,700
USE VALUE:	630,700	/	630,700
ASSESSED:	630,700	/	630,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
288		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WAICHIGO ROSETTA & MARTIN
Owner 2:	
Owner 3:	
Street 1:	288 WASHINGTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DOOLEY BRIAN & TIMOTHY & -
Owner 2:	TRACEY MAUREEN G/TRUSTEES -
Street 1:	288 WASHINGTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,301 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 1152 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4301.000	246,400		384,300	630,700
Total Card	0.099	246,400		384,300	630,700
Total Parcel	0.099	246,400		384,300	630,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 547.48 | /Parcel: 547.4

Legal Description

User Acct

73208

GIS Ref

GIS Ref

Insp Date

10/26/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 114.0-0006-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	246,400	0	4,301.	384,300	630,700	630,700	Year End Roll	12/18/2019
2019	101	FV	198,900	0	4,301.	389,800	588,700	588,700	Year End Roll	1/3/2019
2018	101	FV	198,900	0	4,301.	291,000	489,900	489,900	Year End Roll	12/20/2017
2017	101	FV	198,900	0	4,301.	263,500	462,400	462,400	Year End Roll	1/3/2017
2016	101	FV	198,900	0	4,301.	252,600	451,500	451,500	Year End	1/4/2016
2015	101	FV	187,800	0	4,301.	214,100	401,900	401,900	Year End Roll	12/11/2014
2014	101	FV	187,800	0	4,301.	203,100	390,900	390,900	Year End Roll	12/16/2013
2013	101	FV	187,800	0	4,301.	193,300	381,100	381,100		12/13/2012

!8876!

PRINT

Date	Time
12/10/20	23:24:54

LAST REV

Date	Time
09/04/19	09:12:07

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8876

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOOLEY BRIAN &	71299-387	1	7/11/2018	Change>Sale	570,000	No	No		
DOOLEY MARIE G,	61371-473		3/11/2013	Convenience	10	No	No		
	10292-218		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/14/2018	1153	Inter Fi	45,000	C				
7/20/2018	1020	Inter Fi	1,500	C				
6/6/2007	412	Manual	300	C				re-build existing
5/3/2006	334	Re-Roof	4,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	HS	Hanne S
1/16/2009	Meas/Inspect	336	PATRIOT
2/16/2000	Meas/Inspect	263	PATRIOT
9/4/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	73208
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4301		Sq. Ft.	Site		0	70.	1.28	5									384,322						384,300	

Total AC/HA:	0.09874	Total SF/SM:	4301	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	384,322	Spl Credit		Total:	384,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	167.046
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	302680
Depreciation:	56298
Depreciated Total:	246381

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

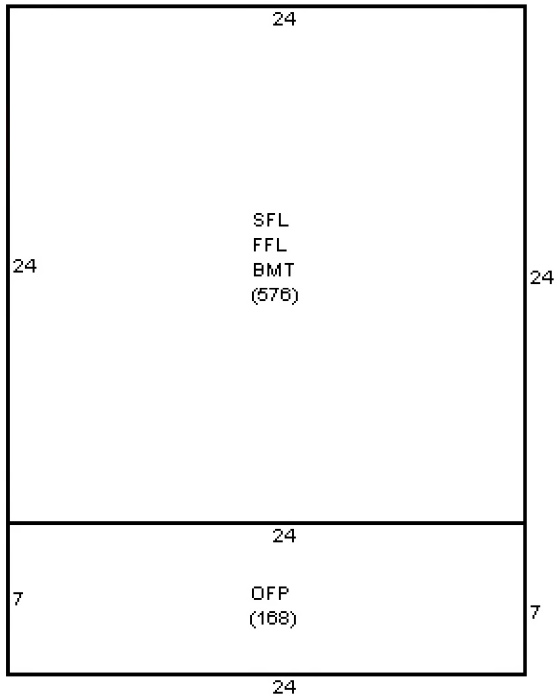
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M

Totals		
1	6	3

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	576	50.110	28,866
FFL	First Floor	576	167.050	96,218
SFL	Second Floor	576	167.050	96,218
OFP	Open Porch	168	26.060	4,377

Net Sketched Area:	1,896	Total:	225,679
Size Ad	1152	Gross Are	1896	FinArea	1152
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	167.05
Special Features:	0	Val/Su Net:	129.96
Final Total:	246400	Val/Su SzAd	213.89

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

114.0-0006-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	